

HANNAH HOMES ESTATE & LETTING AGENTS LTD



119 KIRKSIDE, ALNESS, ROSS-SHIRE, IV17 0RL

This end terraced property is within a 10-15 minute walk to the Town Centre which has a variety of shops including a Co-op supermarket, hardware stores, optician, dentists and other amenities including library, Primary and Secondary Schools, Churches, Golf Course and Leisure Centre.

The accommodation consists of hall, lounge/diner, kitchen, shower room and three bedrooms.

The property has front and rear gardens and there is an off street parking space in the front garden. The property benefits from gas central heating.

Alness provides easy access to the A9 for travelling North or South on the North Coast 500 scenic drive around the North Highlands. The Highland Capital, Inverness, is approx. 21 miles to the South where all major transport links can be found.

EPC—Band C (69). Council tax band—A.

Offers over £120,000

- End terraced property
 Gas central
- Kitchen
- Lounge/diner
- Three bedrooms
- Shower room



Hannah Homes 16a High Street Alness Ross-shire IV17 OPS

- Gas central heating
- Double glazing
- Front & rear gardens
- Off street parking space to the front

Tel: 01349 884411 Email: mail@hannah-homes.co.uk







119 KIRKSIDE, ALNESS

HALL

UPVC front door. Laminate flooring. Radiator.

KITCHEN

14'8" x 10'7" (4.49m x 3.25m) approx.

Fitted wall and base units. Tiled above the work tops. Radiator. Vinyl floor covering. Fridge freezer, washing machine, dishwasher, tumble dryer and range cooker included. Rear door out.

LOUNGE/DINER

20'5" x 10'10" (6.23m x 3.31m) approx.

Feature fireplace with electric fire inset. French doors to the rear and window to the front. Laminate flooring. Radiator.

LANDING

Carpeted stairs to the landing. Loft access hatch. Carpeted. Radiator.

SHOWER ROOM

7'11" x 5'6" (2.43m x 1.68m) approx.

White suite with corner shower cubicle with electric shower. Tiled walls and floor. Heated towel rail. Extractor fan. Window to the rear of the property.

BEDROOM ONE

14' x 8'8" (4.27m x 2.64m) approx.

Double bedroom with window to the rear of the property. Laminate flooring. Radiator.

BEDROOM TWO

12'5" x 11'6" (3.78m x 3.50m) approx.

Double bedroom with window to the front of the property. Built in shelved cupboard. Carpeted. Radiator.

BEDROOM THREE

8'3" x 8'2" (2.51m x 2.50m) approx.

Single bedroom with window to the front of the property. Built in wardrobe. Radiator. Carpeted.

FRONT GARDEN

Fully enclosed and laid to gravel with an off street parking space. Decking.

REAR GARDEN

Fully enclosed. Garden shed. Decking. Laid to gravel.

PRICE

Offers over £120,000

<u>ENTRY</u>

Any entry date will be considered.

COUNCIL TAX

Currently a band A.

VIEWING

By arrangement with the selling agents only.

OFFERS

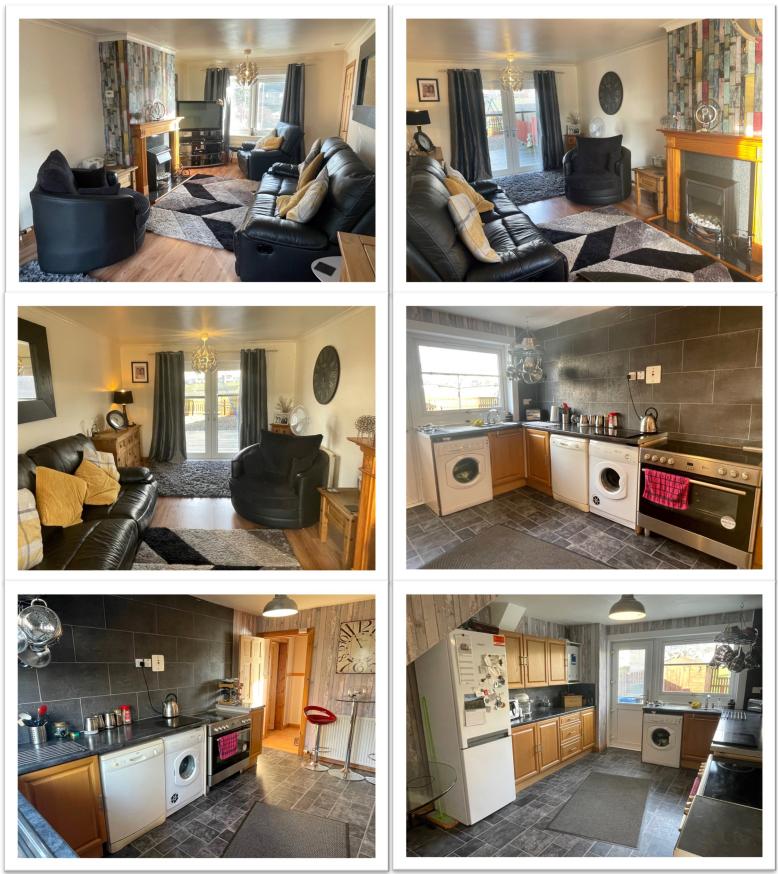
All offers must be submitted in writing in the normal Scottish form to the sole selling agents:- HANNAH HOMES ESTATE & LETTING AGENTS LTD. :-

16a High Street, Alness, Ross-shire, IV17 0PS. Telephone:- 01349 884411 E-mail:- <u>mail@hannah-homes.co.uk</u> Website:- <u>www.hannah-homes.co.uk</u>

Our properties also feature on www.zoopla.co.uk, www.primelocation.com, www.s1homes.com & facebook.

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